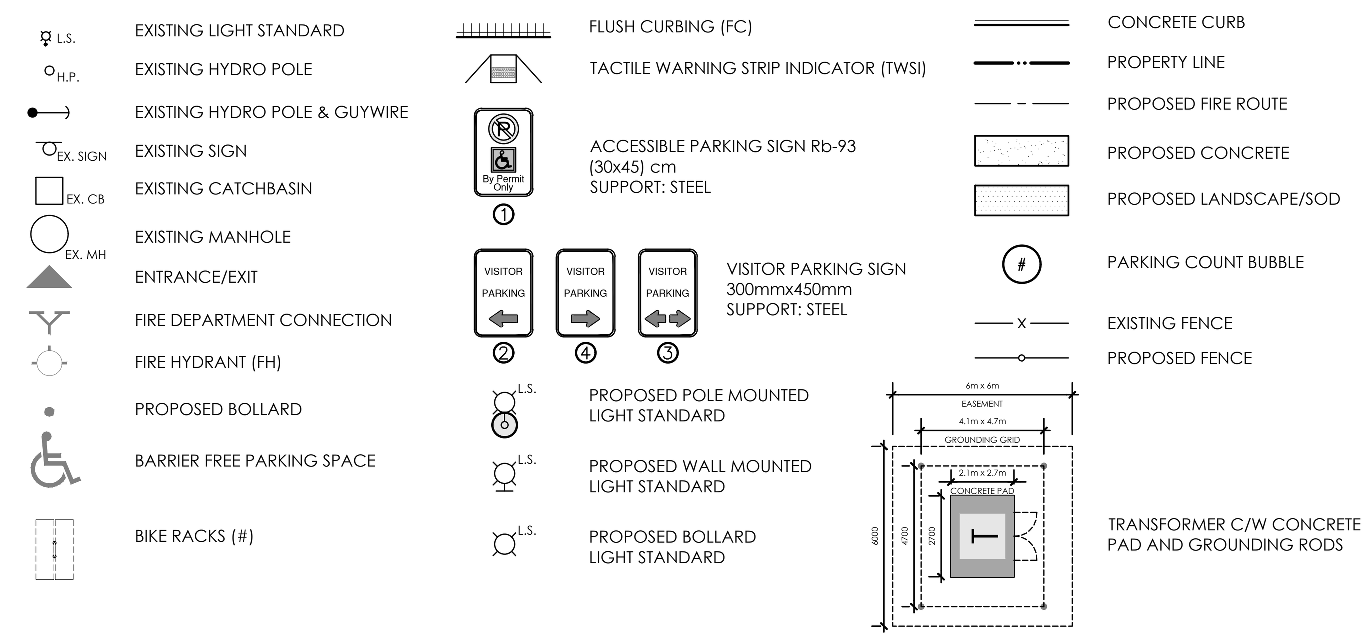
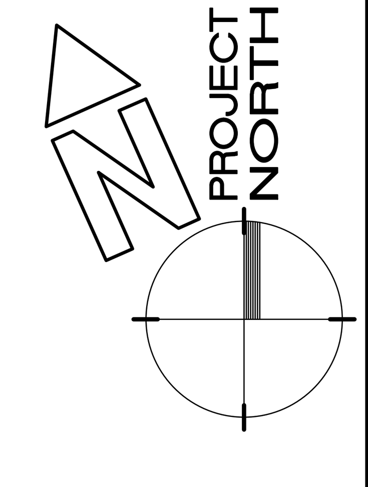
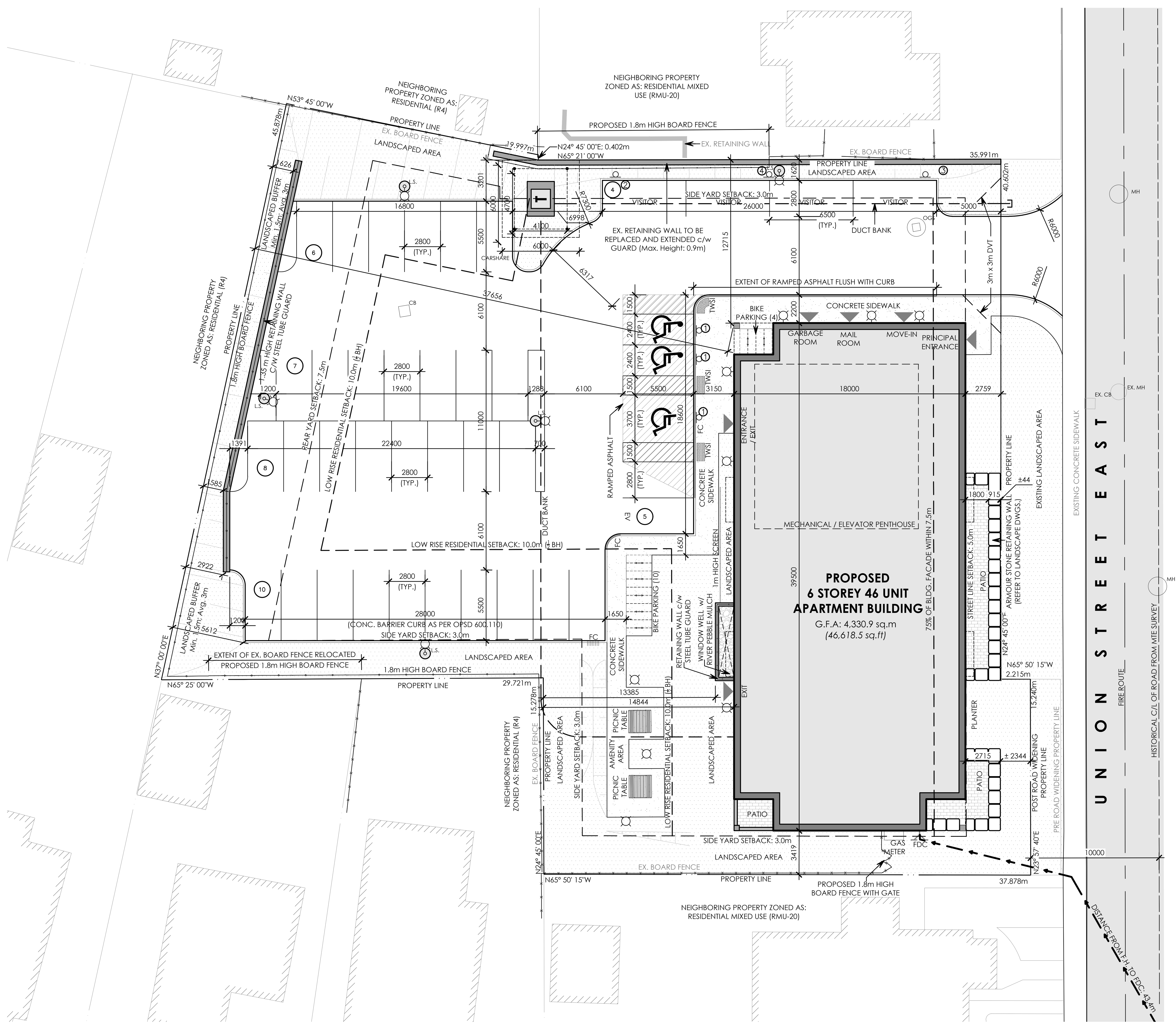
SITE PLAN NOTES

1. LEGAL DESCRIPTION: PLAN OF SURVEY OF PART OF LOT 368 JOHN HOFFMAN'S SURVEY REGISTERED PLAN NO. 385 IN THE CITY OF WATERLOO, REGIONAL MUNICIPALITY OF WATERLOO
2. SITE INFORMATION TAKEN FROM MTE OLS LTD. FILE # 47795-100-R1 (M)
3. FOR SITE GRADING, SERVICES & STORM WATER MANAGEMENT REFER TO DRAWINGS PREPARED BY MTE CONSULTANTS , FILE # 47795-100
4. FOR LANDSCAPE WORK REFER TO DRAWINGS PREPARED BY HILL DESIGN STUDIO. FILE # 2020-62
5. FOR SITE LIGHTING REFER TO DRAWINGS PREPARED BY DEI ASSOCIATES LTD.
6. ALL ROADS & ISLANDS SHALL HAVE 150MM CURBS UNLESS NOTED OTHERWISE.
7. CURB RADIUS = 1.20M UNLESS OTHERWISE DIMENSIONED.
8. STANDARD PARKING STALLS TO BE 2.8M X 5.5M
8. BARRIER FREE PARKING STALLS TO MEET CITY OF WATERLOO REQUIREMENTS FOR TYPE 'A' (3.7M X 5.5M) AND TYPE 'B'. (2.4M X 5.5M) INCLUDING ALL APPLICABLE ACCESS AISLES (1.5M WIDE).
9. TREE PROTECTION FENCING SHOULD BE ERECTED AROUND ALL EXISTING LANDSCAPED AREAS TO REMAIN AND SHOULD REMAIN ON SITE FOR THE DURATION OF THE CONSTRUCTION.
10. ALL ROOF-TOP EQUIPMENT TO BE SCREENED AND/OR LOCATED SO THAT IT CANNOT BE VIEWED FROM THE STREET.
11. SIGNAGE (BUILDING, PYLON & OTHERWISE) NOT APPROVED VIA THE SITE PLAN APPROVAL PROCESS.
12. THERE WILL BE NO OUTDOOR STORAGE OF ANY ITEMS ON SITE.
13. ALL GARBAGE TO BE STORED INTERNALLY UNTIL PICKUP. GARBAGE WILL BE ROLLED OUT FOR ON-TIME PICKUP.
14. LIGHT FIXTURES & BOLLARDS ARE NOT TO OBSTRUCT PEDESTRIAN MOVEMENT.
15. ALL SITE PLAN DRAWINGS ARE FULLY COORDINATED WITH LANDSCAPE AND ENGINEERING DRAWING SUBMISSIONS.
16. THE PROPERTY OWNER IS RESPONSIBLE FOR RIGHT-OF-WAY REPLACEMENT OR REPAIR COSTS TO CITY STANDARDS.
17. ALL SITE LIGHTING SHALL NOT RESULT IN ANY GLARE OR SPILL OVER TO SURROUNDING PROPERTIES OR PUBLIC VIEW.
18. ALL SNOW STORAGE SHALL BE REMOVED OFF SITE AT OWNER'S EXPENSE BY PRIVATE REMOVAL SERVICE.

SITE LEGEND







SITE DATA - 24-30 Union St. E, Waterloo			ZBL 2018-050: Residential Mixed Use (RMU-20)		
DENSITY	Minimum		Maximum		Provided
Beds / hectare			450		201
AREAS	Metric		Imperial		%
Gross Site Area	3,122.6	sq m	33,612.1	sq ft	-
Road widenings (Union St. E)	35.9	sq m	386.5	sq ft	-
Net Site Area	**0.3**	**ha**	**0.8**	**acre**	-
	3,086.7	**sq m**	**33,225.6**	**sq ft**	**100%**
Building Footprint at grade	681.1	sq m	7,331.8	sq ft	22%
Asphalt Area	1,301.2	sq m	14,006.6	sq ft	42%
Concrete Area	78.5	sq m	845.1	sq ft	3%
Concrete Sidewalk	231.3	sq m	2,489.8	sq ft	7%
Total Impervious Area	**2,292.1**	**sq m**	**22,183.4**	**sq ft**	**74%**
Landscaped/Sodded Area	794.5	sq m	8,552.5	sq ft	26%
Total Permeable Area	**794.5**	**sq m**	**8,552.5**	**sq ft**	**26%**
SETBACKS	Required		Provided		
Street Line Setback (Union St. E) (East)	5.0	m	2.7	m	
Rear Yard Setback (West)	7.5	m	37.6	m	
Side Yard Setback (North)	3.0	m	12.7	m	
Side Yard Setback (South)	3.0	m	3.4	m	
Low Rise Residential Setback (West) (7.5m or ½ BH)	10.0	m	14.8	m	
FRONTAGE	Min Required		Provided		
Lot Frontage	20.0	m	60.1	m	
75% of the Front Building Façade within 7.5m of the Street Line (East) (Union St. E)	29.6	m	39.5	m	100%
LANDSCAPING	Min Required		Provided		
Landscaped Open Space (30% of Site Area)	926.0	sq m	1,025.83	sq m	33%
Avg. Landscaped Buffer (Min. 1.5m)	3.0	m	3.0	m	

BUILDING DATA						
BUILDING AREAS						
Above Grade	*Area (sq.m.)*	*# of Floors*	Metric		Imperial	
Basement	584.4	1	584.4	sq m	6,290.2	sq ft
Above Grade	*Area (sq.m.)*	*# of Floors*	Metric		Imperial	
Proposed Apartment Building						
Level 1 (Ground Floor)	681.1	1	681.1	sq m	7,331.8	sq ft
Levels 2-6	681.1	5	3,405.6	sq m	36,658.8	sq ft
Mech / Elevator Penthouse	166.5		166.5	sq m	1,792.1	sq ft
Total Gross Floor Area (Above Grade)			**4,253.2**	**sq m**	**45,782.7**	**sq ft**
Total Gross Floor Area (Above+Below Grade)			**4,837.6**	**sq m**	**52,072.9**	**sq ft**
BUILDING HEIGHT (Min. 7.5m; Max. 20m, 6 Storeys; Min. Height of First Storey 4.0m)			Metric		Imperial	
	Height (m)	*# of Floors*				
Average Grade	-0.4	0	- 0.4	m	- 1.0	ft
Level 1 (Ground Floor)	4.0	1	4.0	m	13.0	ft
Levels 2-5	3.2	4	12.8	m	41.0	ft
Level 6	3.6	1	3.6	m	11.0	ft
Total Building Height		6	**20.0**	**m**	**65.0**	**ft**
Parapet			1.1	m	3.0	ft
Mech / Elevator Penthouse (not included in Building Height Calculation)			4.0	m	13.0	ft

RESIDENTIAL					
UNITS	*# of Floors*	1 Bed	2 Bed	Units	Beds
Level 1 (Ground Floor)	1	5	1	6	7
Levels 2-6 (Typical)	5	5	3	8	11
Total	6	**30**	**16**	**46**	62

AMENITY	Metric		Imperial	
REQUIRED				
3sm for 1st bed & 2sm for additional bed in dwelling unit	170.0	sq m	1,829.9	sq ft
PROVIDED				
Outdoor Amenity Area	175.1	sq m	1,885.1	sq ft
Indoor Amenity	67.9	sq m	730.9	sq ft
Total	**243.0**	**sq m**	**2,616.0**	**sq ft**

Parking Data							Spaces
VEHICLES							
REQUIRED (Zoning/By-law Parking Requirements)							
Residential (1.1sp/unit)							51
Residential Visitor (0.1sp/unit)							5
Total Parking Required							**56**
Barrier Free Parking Required (applies for 51-75 spaces req'd)						*3*	
Type A Required						*1*	
Type B Required						*2*	
EV Parking						*1*	
PROVIDED	Visitor	EV	Type A	Type B	Standard		Total:
Surface Parking	4	1	1	2	32		40
Total Parking Provided (@ 0.87 sp/ unit)	**4**	**1**	**1**	**2**	**32**		**40**
BICYCLES							
REQUIRED							
Type A (0.3sp./unit)							14
Type B (0.3sp./unit)							14
Total							**28**
PROVIDED							
Type A (interior)							34
Type B (exterior)							14
Bike Parking Total							**48**

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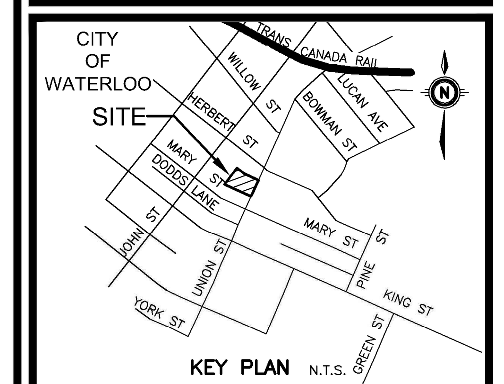
THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT, BEFORE PROCEEDING WITH THE WORK.

DRAWINGS ARE NOT TO BE SCALED.

ONTARIO ASSOCIATION OF ARCHITECTS
ANDREW M. BOUSFIELD
LICENCE 4371

No.	REVISIONS	DATE
01	ISSUED TO CONSULTANTS	2021.05.18
02	ISSUED TO CITY	2021.05.19



KEY PLAN N.T.S.

CHRONOLOGY	DATE
SITE PLAN APPLICATION	2020.11.04

aba architects inc.
101 Randall Drive, Unit B, Waterloo ON. TEL 519 884 2711 www.abarchitect.ca

CLIENT
24 UNION GP Inc.

PROJECT NAME
24 UNION ST. E
24-30 UNION ST. E
WATERLOO, ON

DRAWING TITLE
SITE PLAN

SCALE 1:200
SHEET SIZE 610x914
PROJECT NUMBER 2020-112
DRAWING NUMBER SPA.01